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Form 990

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

2018

Open to Public Inspection

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

A For the 2019 calendar year, or tax year beginning 01-01-2018 , and ending 12-31-2018

B Check if applicable:
☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☒ Amended return
☐ Application pending

C Name of organization
THE NHP FOUNDATION

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite

122 EAST 42ND STREET SUITE 4900

City or town, state or province, country, and ZIP or foreign postal code
NEW YORK, NY 10168

F Name and address of principal officer:
ALLA ELEON
122 EAST 42ND STREET SUITE 4900
NEW YORK, NY 10168

H(a) Is this a group return for subordinates?
☐ Yes ☒ No

H(b) Are all subordinates included?
☐ Yes ☐ No
If "No," attach a list. (see instructions)

H(c) Group exemption number ▶

D Employer identification number
52-1636004

E Telephone number
(646) 336-4936

G Gross receipts \$ 28,204,017

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) () ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ WWW.NHPFOUNDATION.ORG

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation: 1989

M State of legal domicile: DC

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
THE NHP FOUNDATION IS A NONPROFIT DEDICATED TO MAKING INVESTMENTS TO PRESERVE & CREATE AFFORDABLE MULTIFAMILY HOUSING FOR LOW-TO-MODERATE INCOME FAMILIES & SENIORS.

2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)

4 Number of independent voting members of the governing body (Part VI, line 1b)

5 Total number of individuals employed in calendar year 2018 (Part V, line 2a)

6 Total number of volunteers (estimate if necessary)

7a Total unrelated business revenue from Part VIII, column (C), line 12

7b Net unrelated business taxable income from Form 990-T, line 34

8 Contributions and grants (Part VIII, line 1h)

9 Program service revenue (Part VIII, line 2g)

10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)

11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)

12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)

13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)

14 Benefits paid to or for members (Part IX, column (A), line 4)

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)

16a Professional fundraising fees (Part IX, column (A), line 11e)

b Total fundraising expenses (Part IX, column (D), line 25) ▶0

17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)

18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)

19 Revenue less expenses. Subtract line 18 from line 12

20 Total assets (Part X, line 16)

21 Total liabilities (Part X, line 26)

22 Net assets or fund balances. Subtract line 21 from line 20

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature of officer

ALLA ELEON CFO
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name

Firm's name ▶ COHNREZNICK LLP

Firm's address ▶ 7501 WISCONSIN AVENUE SUITE 400E
BETHESDA, MD 20814

Preparer's signature

Firm's EIN ▶ 22-1478099

Phone no. (301) 652-9100

Date 2021-03-10

Check ☐ if self-employed

PTIN P00230625

May the IRS discuss this return with the preparer shown above? (see instructions)

☒ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat. No. 11282Y

Form 990 (2018)

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☒

1 Briefly describe the organization's mission:

THE NHP FOUNDATION IS A NONPROFIT ORGANIZATION DEDICATED TO MAKING INVESTMENTS THAT PRESERVE AND CREATE AFFORDABLE MULTIFAMILY HOUSING FOR LOW-TO MODERATE-INCOME FAMILIES AND SENIORS. THE FOUNDATION ALSO PROVIDES A COMPREHENSIVE ARRAY OF PROGRAMS AND SERVICES TO ENHANCE THE QUALITY OF LIFE FOR ITS RESIDENTS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a	(Code:) (Expenses \$ 19,560,918 including grants of \$ 141,273) (Revenue \$ 17,469,626)
	See Additional Data

4b	(Code:) (Expenses \$ including grants of \$) (Revenue \$)
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4c	(Code:) (Expenses \$ including grants of \$) (Revenue \$)
-----------	--

4d	Other program services (Describe in Schedule O.)
	(Expenses \$ including grants of \$) (Revenue \$)

4e	Total program service expenses ▶ 19,560,918
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Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1 Yes	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?	2 Yes	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	No
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4	No
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5	No
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6	No
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7	No
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8	No
9 Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9	No
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	10	No
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	11a Yes	
b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	11b	No
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	11c Yes	
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	11d Yes	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	11e Yes	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	11f Yes	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	12a	No
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	12b Yes	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	No
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	No
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b	No
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15	No
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16	No
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i> (see instructions)	17	No
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18	No
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a	No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21 Yes	
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22	No

Part IV Checklist of Required Schedules (continued)

		Yes	No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23 Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a	No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b	No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>	26	No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27	No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a	No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b	No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c	No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30	No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31	No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32	No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33 Yes	
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34 Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a Yes	
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b	No
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36	No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37	No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O.	38 Yes	

Part V Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response or note to any line in this Part V ☐

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	1a 17	
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b 0	
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c Yes	

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Part VI

Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI ☒

Section A. Governing Body and Management

		Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year	1a 10		
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.			
b Enter the number of voting members included in line 1a, above, who are independent	1b 9		
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		No
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3		No
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4		No
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	5		No
6 Did the organization have members or stockholders?	6		No
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a		No
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b		No
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:			
a The governing body?	8a	Yes	
b Each committee with authority to act on behalf of the governing body?	8b	Yes	
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9		No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
10a Did the organization have local chapters, branches, or affiliates?	10a	No
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes
b Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	Yes
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	Yes
13 Did the organization have a written whistleblower policy?	13	Yes
14 Did the organization have a written document retention and destruction policy?	14	No
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a The organization's CEO, Executive Director, or top management official	15a	Yes
b Other officers or key employees of the organization	15b	Yes
If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	No
b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ►

18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☒ Another's website ☒ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records:
 ►ALLA ELEON 122 EAST 42ND STREET SUITE 4900 NEW YORK, NY 10168 (646) 336-4936

Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

[illegible]

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
See Additional Data Table										
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								5,659,895	0	387,054

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization ► 23

	Yes	No
3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		No
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	Yes	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
KENNETH BOROSON ARCHITECTS LLC 315 PECK STREET NEW HAVEN, CT 06513	ARCHITECTURAL SERVICES	416,751
PGN ARCHITECTS 210 7TH STREET SE SUITE 201 WASHINGTON, DC 20003	ARCHITECTURAL SERVICES	359,108
TAX CREDIT ASSET MANAGEMENT LLC 30 FEDERAL STREET 6TH FLOOR BOSTON, MA 02110	PROPERTY DATA SERVICES	338,465
WINDELS MARX LANE & MITTENDORF LLP 120 ALBANY STREET PLAZA TOWER I - NEW BRUNSWICK, NJ 08901	LEGAL SERVICES	313,780
COHNREZNICK LLP 4 BECKER FARM RD ROSELAND, NJ 07068	AUDIT/TAX SERVICES	261,245

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ► 16

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Part VIII

Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

Contributions, Gifts, Grants and Other Similar Amounts

1a

Federated campaigns . . .

1a

1b

Membership dues . . .

1b

1c

Fundraising events . . .

1c

1d

Related organizations

1d

2,607,248

1e

Government grants (contributions)

1e

1f

All other contributions, gifts, grants, and similar amounts not included above

1f

467,122

g

Noncash contributions included in lines 1a - 1f:\$

h

Total. Add lines 1a-1f

3,074,370

Program Service Revenue

2a

RENT REVENUE

Business Code

531390

7,590,657

7,590,657

b

DEVELOPER FEE INCOME

531390

7,509,927

7,509,927

c

OTHER INCOME

531390

1,334,847

1,334,847

d

HOUSING FUND INCOME

531390

694,095

694,095

e

MANAGEMENT FEES

531390

340,100

340,100

f

All other program service revenue.

g

Total. Add lines 2a-2f

17,469,626

Other Revenue

3

Investment income (including dividends, interest, and other similar amounts)

1,157,863

1,157,863

4

Income from investment of tax-exempt bond proceeds

5

Royalties

6a

Gross rents

(i) Real

(ii) Personal

b

Less: rental expenses

c

Rental income or (loss)

d

Net rental income or (loss)

7a

Gross amount from sales of assets other than inventory

(i) Securities

(ii) Other

6,502,158

b

Less: cost or other basis and sales expenses

0

c

Gain or (loss)

6,502,158

d

Net gain or (loss)

6,502,158

6,502,158

8a

Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18

a

b

Less: direct expenses

b

c

Net income or (loss) from fundraising events

9a

Gross income from gaming activities. See Part IV, line 19

a

b

Less: direct expenses

b

c

Net income or (loss) from gaming activities

10a

Gross sales of inventory, less returns and allowances

a

b

Less: cost of goods sold

b

c

Net income or (loss) from sales of inventory

Miscellaneous Revenue

Business Code

11a

b

c

d

All other revenue

e

Total. Add lines 11a-11d

12

Total revenue. See Instructions.

28,204,017

17,469,626

0

7,660,021

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Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	141,273	141,273		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, line 15 and 16.				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	5,203,855	3,892,050	1,311,805	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	2,706,486	2,024,225	682,261	
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	34,944	26,135	8,809	
9 Other employee benefits	472,173	353,146	119,027	
10 Payroll taxes	433,179	323,982	109,197	
11 Fees for services (non-employees):				
a Management	3,045,369	765,121	2,280,248	
b Legal	113,236	113,236		
c Accounting	575,004	209,661	365,343	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	900,437	28,932	871,505	
12 Advertising and promotion	230,791		230,791	
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	997,261	997,261		
17 Travel	716,229		716,229	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	5,522,394	5,336,704	185,690	
21 Payments to affiliates	844,616	844,616		
22 Depreciation, depletion, and amortization	1,908,263	1,771,598	136,665	
23 Insurance	414,495	350,497	63,998	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a FACILITIES AND MAINTENANCE	1,441,154	1,441,154		
b BAD DEBT EXPENSES	468,707	324,576	144,131	
c PROPERTY MANAGEMENT FEE	376,137	376,137		
d REAL ESTATE TAXES	203,546	203,546		
e All other expenses	82,068	37,068	45,000	
25 Total functional expenses. Add lines 1 through 24e	26,831,617	19,560,918	7,270,699	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720).				

Part X Balance SheetCheck if Schedule O contains a response or note to any line in this Part IX ☐

				(A) Beginning of year		(B) End of year	
Assets	1	Cash—non-interest-bearing		32,482,541	1	26,800,847	
	2	Savings and temporary cash investments		734,448	2	1,662,526	
	3	Pledges and grants receivable, net			3		
	4	Accounts receivable, net			4		
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L			5		
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6		
	7	Notes and loans receivable, net		15,690,101	7	6,908,056	
	8	Inventories for sale or use			8		
	9	Prepaid expenses and deferred charges		731,959	9	916,814	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a	67,252,337			
	b	Less: accumulated depreciation	10b	2,627,040	75,670,997	10c	64,625,297
	11	Investments—publicly traded securities			11		
	12	Investments—other securities. See Part IV, line 11			12		
	13	Investments—program-related. See Part IV, line 11		44,307,198	13	43,495,037	
	14	Intangible assets			14		
	15	Other assets. See Part IV, line 11		27,517,072	15	29,286,461	
16	Total assets. Add lines 1 through 15 (must equal line 34)		197,134,316	16	173,695,038		
Liabilities	17	Accounts payable and accrued expenses		1,734,807	17	1,838,967	
	18	Grants payable			18		
	19	Deferred revenue			19		
	20	Tax-exempt bond liabilities			20		
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21		
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L			22		
	23	Secured mortgages and notes payable to unrelated third parties		66,193,315	23	45,613,082	
	24	Unsecured notes and loans payable to unrelated third parties		31,617,071	24	28,574,247	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24). Complete Part X of Schedule D		6,729,369	25	5,436,588	
	26	Total liabilities. Add lines 17 through 25		106,274,562	26	81,462,884	
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here ☒ and complete lines 27 through 29, and lines 33 and 34.						
	27	Unrestricted net assets		90,859,754	27	92,232,154	
	28	Temporarily restricted net assets			28		
	29	Permanently restricted net assets			29		
	Organizations that do not follow SFAS 117 (ASC 958), check here ☐ and complete lines 30 through 34.						
	30	Capital stock or trust principal, or current funds			30		
	31	Paid-in or capital surplus, or land, building or equipment fund			31		
	32	Retained earnings, endowment, accumulated income, or other funds			32		
33	Total net assets or fund balances		90,859,754	33	92,232,154		
34	Total liabilities and net assets/fund balances		197,134,316	34	173,695,038		

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	28,204,017
2	Total expenses (must equal Part IX, column (A), line 25)	2	26,831,617
3	Revenue less expenses. Subtract line 2 from line 1	3	1,372,400
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	90,859,754
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	92,232,154

Part XII Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☐

	Yes	No
1 Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis		No
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis	Yes	
c If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.	Yes	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		No
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.		

Additional Data

Software ID:
Software Version:
EIN: 52-1636004
Name: THE NHP FOUNDATION

Form 990 (2018)

Form 990, Part III, Line 4a:

THE NHP FOUNDATION IS A NONPROFIT ORGANIZATION DEDCICATED TO MAKING INVESTMENTS THAT PRESERVE AND CREATE AFFORDABLE MULTIFAMILY HOUSING FOR LOW-TO-MODERATE-INCOME FAMILIES AND SENIORS. THE FOUNDATION ALSO PROVIDES A COMPREHENSIVE ARRAY OF PROGRAMS AND SERVICES TO ENHANCE THE QUALITY OF LIFE FOR ITS RESIDENTS.

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
RALPH F BOYD JR CHAIRMAN OF THE BOARD	2.00	X		X				0	0	0
CHERIE SANTOS-WUEST BOARD MEMBER	2.00	X						0	0	0
ELLIS B CARR BOARD MEMBER	2.00	X						0	0	0
FRANK L SULLIVAN BOARD MEMBER	2.00	X						0	0	0
GLYNNA CHRISTIAN BOARD MEMBER	2.00	X						0	0	0
PATRICIA DIAZ DENNIS BOARD MEMBER	2.00	X						0	0	0
ROBERT H ABRAMS BOARD MEMBER	2.00	X						0	0	0
SHELDON L SCHREIBERG BOARD MEMBER	2.00	X						0	0	0
THOMAS A CARR BOARD MEMBER	2.00	X						0	0	0
RICHARD F BURNS CEO & BOARD MEMBER	30.00 5.00	X		X				694,118	0	14,783

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
BARBARA W WOLF VICE PRESIDENT	20.00 15.00			X				80,192	0	213
FRANK CERBINI VICE PRESIDENT	20.00 15.00			X				219,607	0	30,131
FRED MITCHELL SENIOR VP	20.00 15.00			X				276,090	0	3,585
GARY PARKINSON CAO	32.00 3.00			X				245,000	0	5,877
JAMIE A SMARR SENIOR VP	20.00 15.00			X				268,588	0	8,227
JOSEPH P WIEDORFER SENIOR VP	32.00 3.00			X				273,653	0	26,109
KAREN L CALDWELL CFO & TREASURER (STARTING 06/18)	32.00 3.00			X				309,332	0	16,755
KENNETH WHITE VICE PRESIDENT	32.00 3.00			X				193,820	0	10,664
MECKY ADNANI SENIOR VP	20.00 15.00			X				285,024	0	34,525
NEAL DROBENARE SENIOR VP	20.00 15.00			X				274,072	0	11,870

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
PATRICK J FRY SENIOR VP	20.00 15.00			X				271,312	0	29,587
STEPHEN GREEN COO & CIO	32.00 3.00			X				451,115	0	30,762
THOMAS G VACCARO SENIOR VP	17.50 17.50			X				230,101	0	29,412
JOHN HOFFER VICE PRESIDENT	35.00			X				233,230	0	3,654
SCOTT BARKAN VICE PRESIDENT	35.00			X				223,846	0	6,088
CARLOS GONZALES VICE PRESIDENT	35.00			X				204,387	0	22,109
MANSUR ABDUL-MALIK VICE PRESIDENT	35.00			X				174,889	0	11,127
KENDRA STENSVEN EMPLOYEE	35.00					X		159,038	0	25,248
MEADE RHOADS EMPLOYEE	35.00					X		200,240	0	13,544
IAN SOBEL EMPLOYEE	35.00					X		143,839	0	14,161

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors										
(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
TIM PRYOR EMPLOYEE	35.00					X		127,005	0	27,333
DAWN GUTIERREZ EMPLOYEE	35.00					X		121,397	0	11,290

SCHEDULE A
(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2018

Open to Public Inspection

Name of the organization
THE NHP FOUNDATION

Employer identification number
52-1636004

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1

☐

A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2

☐

A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)
- 3

☐

A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4

☐

A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5

☐

An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6

☐

A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7

☐

An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8

☐

A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9

☐

An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture. See instructions. Enter the name, city, and state of the college or university: _____
- 10

☒

An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11

☐

An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12

☐

An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
- a

☐

Type I. A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
- b

☐

Type II. A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
- c

☐

Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
- d

☐

Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
- e

☐

Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
- f

Enter the number of supported organizations
- g

Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

Part II

Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv), 170(b)(1)(A)(vi), and 170(b)(1)(A)(ix)

(Complete only if you checked the box on line 5, 7, 8, or 9 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

	Calendar year (or fiscal year beginning in) ▶	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .						
2	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
3	The value of services or facilities furnished by a governmental unit to the organization without charge..						
4	Total. Add lines 1 through 3						
5	The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f). . .						
6	Public support. Subtract line 5 from line 4.						

Section B. Total Support

	Calendar year (or fiscal year beginning in) ▶	(a)2014	(b)2015	(c)2016	(d)2017	(e)2018	(f)Total
7	Amounts from line 4. . .						
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .						
9	Net income from unrelated business activities, whether or not the business is regularly carried on. . .						
10	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
11	Total support. Add lines 7 through 10						
12	Gross receipts from related activities, etc. (see instructions)					12	
13	First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ▶ ☐						

Section C. Computation of Public Support Percentage

14	Public support percentage for 2018 (line 6, column (f) divided by line 11, column (f))	14	
15	Public support percentage for 2017 Schedule A, Part II, line 14	15	

16a

33 1/3% support test—2018. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b

33 1/3% support test—2017. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a

10%-facts-and-circumstances test—2018. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

b

10%-facts-and-circumstances test—2017. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

18

Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Schedule A (Form 990 or 990-EZ) 2018

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶		(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") . . .	3,741,767	5,184,461	4,508,227	6,094,396	3,074,370	22,603,221
2	Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose . . .	9,814,649	5,076,466	15,085,801	13,465,776	17,469,626	60,912,318
3	Gross receipts from activities that are not an unrelated trade or business under section 513 . . .						
4	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf . . .						
5	The value of services or facilities furnished by a governmental unit to the organization without charge . . .						
6	Total. Add lines 1 through 5 . . .	13,556,416	10,260,927	19,594,028	19,560,172	20,543,996	83,515,539
7a	Amounts included on lines 1, 2, and 3 received from disqualified persons . . .						0
b	Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year. . .						0
c	Add lines 7a and 7b. . .						0
8	Public support. (Subtract line 7c from line 6.) . . .						83,515,539

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶		(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
9	Amounts from line 6. . .	13,556,416	10,260,927	19,594,028	19,560,172	20,543,996	83,515,539
10a	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources . . .	81,651	79,342	117,042	406,682	1,157,863	1,842,580
b	Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975. . .						
c	Add lines 10a and 10b. . .	81,651	79,342	117,042	406,682	1,157,863	1,842,580
11	Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on. . .						
12	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . . .						
13	Total support. (Add lines 9, 10c, 11, and 12.) . . .	13,638,067	10,340,269	19,711,070	19,966,854	21,701,859	85,358,119
14	First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here. . . . ▶ ☐						

Section C. Computation of Public Support Percentage

15	Public support percentage for 2018 (line 8, column (f) divided by line 13, column (f))	15	97.840 %
16	Public support percentage from 2017 Schedule A, Part III, line 15	16	98.960 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for 2018 (line 10c, column (f) divided by line 13, column (f))	17	2.160 %
18	Investment income percentage from 2017 Schedule A, Part III, line 17	18	1.040 %

- 19a 33 1/3% support tests—2018.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☒
- b 33 1/3% support tests—2017.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
1		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
2		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
3a		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
3b		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
3c		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
4a		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
4b		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
4c		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
5a		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
5b		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
5c		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
6		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ) .</i>		
7		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
9a		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
9b		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
9c		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
10a		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).</i>		
10b		

Part IV

Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in Part VI.		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.		
1		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.		
2		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		
1		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).		
2		
3 By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.		
3		

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions):		
a ☐ The organization satisfied the Activities Test. Complete line 2 below.		
b ☐ The organization is the parent of each of its supported organizations. Complete line 3 below.		
c ☐ The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions)		
2 Activities Test. Answer (a) and (b) below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.		
2a		
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.		
2b		
3 Parent of Supported Organizations. Answer (a) and (b) below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? Provide details in Part VI.		
3a		
b Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.		
3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations			
1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.			
Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	☐ Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

Part V

Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions	
9 Distributable amount for 2018 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2018	(iii) Distributable Amount for 2018
1 Distributable amount for 2018 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2018 (reasonable cause required-- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2018:			
a From 2013.			
b From 2014.			
c From 2015.			
d From 2016.			
e From 2017.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2018 distributable amount			
i Carryover from 2013 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2018 from Section D, line 7:			
\$			
a Applied to underdistributions of prior years			
b Applied to 2018 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2018, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, explain in Part VI. See instructions.			
6 Remaining underdistributions for 2018. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, explain in Part VI. See instructions.			
7 Excess distributions carryover to 2019. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2014.			
b Excess from 2015.			
c Excess from 2016.			
d Excess from 2017.			
e Excess from 2018.			

Additional Data

Software ID:
Software Version:
EIN: 52-1636004
Name: THE NHP FOUNDATION

Part VI

Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990.
► Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2018

Open to Public Inspection

Name of the organization
THE NHP FOUNDATION

Employer identification number
52-1636004

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?

☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?

☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (e.g., recreation or education)

☐ Preservation of an historically important land area

☐ Protection of natural habitat

☐ Preservation of a certified historic structure

☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►

4 Number of states where property subject to conservation easement is located ►

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ►

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ► \$

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ► \$

(ii) Assets included in Form 990, Part X ► \$

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ► \$

b Assets included in Form 990, Part X ► \$

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3

Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

a

☐

Public exhibition

b

☐

Scholarly research

c

☐

Preservation for future generations

d

☐

Loan or exchange programs

e

☐

Other

4

Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5

During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . .

☐

Yes

☐

No

Part IV

Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a

Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

☐

Yes

☐

No

b

If "Yes," explain the arrangement in Part XIII and complete the following table:

c

Beginning balance

d

Additions during the year

e

Distributions during the year

f

Ending balance

	Amount
1c	
1d	
1e	
1f	

2a

Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . .

☐

Yes

☐

No

b

If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

☐

Part V

Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	(c)Two years back	(d)Three years back	(e)Four years back
1a	Beginning of year balance				
b	Contributions				
c	Net investment earnings, gains, and losses				
d	Grants or scholarships				
e	Other expenditures for facilities and programs				
f	Administrative expenses				
g	End of year balance				

2

Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a

Board designated or quasi-endowment ▶

b

Permanent endowment ▶

c

Temporarily restricted endowment ▶

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a

Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

(i)

unrelated organizations

(ii)

related organizations

b

If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?

	Yes	No
3a(i)		
3a(ii)		
3b		

4

Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI

Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a	Land	14,462,861		14,462,861
b	Buildings	49,532,724	2,627,040	46,905,684
c	Leasehold improvements			
d	Equipment			
e	Other	3,256,752		3,256,752
Total.	Add lines 1a through 1e.(Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶			64,625,297

Schedule D (Form 990) 2018

Part VII

Investments—Other Securities. Complete if the organization answered "Yes" on Form 990, Part IV, line 11b.
See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other _____		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII

Investments—Program Related.
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) INVESTMENTS IN NONPROFIT SUPPORTING ORGANIZATIONS	43,495,037	C
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col.(B) line 13.) ▶	43,495,037	

Part IX

Other Assets. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) ACCRUED INTEREST	689,117
(2) WORKING CAPITAL ADVANCES	5,625,400
(3) DEFERRED DEVELOPMENT COSTS	5,878,119
(4) TENANT SECURITY DEPOSITS	201,320
(5) MORTGAGE ESCROW & UTILITY	2,707,907
(6) REPLACEMENT RESERVES	280,442
(7) DUE FROM AFFILIATES	13,904,156
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 15.) ▶	29,286,461

Part X

Other Liabilities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f.
See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
TENANT SECURITY DEPOSITS	257,469
OTHER LIABILITIES	3,692,980
DUE TO AFFILIATES	1,486,139
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 25.) ▶	5,436,588

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII ☒

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a	Net unrealized gains (losses) on investments	2a		
b	Donated services and use of facilities	2b		
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1 :			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)		5	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
a	Donated services and use of facilities	2a		
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1 :			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)		5	

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Return Reference	Explanation
See Additional Data Table	

Part XIII **Supplemental Information** *(continued)*

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 52-1636004
Name: THE NHP FOUNDATION

Supplemental Information

Return Reference	Explanation
PART X, LINE 2:	INCOME TAXES THE CORPORATION HAS APPLIED FOR AND RECEIVED A DETERMINATION LETTER FROM THE INTERNAL REVENUE SERVICE (IRS) TO BE TREATED AS A TAX EXEMPT ENTITY PURSUANT TO SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE AND DID NOT HAVE ANY UNRELATED BUSINESS INCOME FOR THE YEAR ENDED DECEMBER 31, 2018. DUE TO ITS TAX EXEMPT STATUS, THE CORPORATION IS NOT SUBJECT TO INCOME TAXES. THE CORPORATION IS REQUIRED TO FILE AND DOES FILE TAX RETURNS WITH THE IRS AND OTHER TAXING AUTHORITIES. ACCORDINGLY, THESE FINANCIAL STATEMENTS DO NOT REFLECT A PROVISION FOR INCOME TAXES AND THE CORPORATION HAS NO OTHER TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE.

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

Schedule I
(Form 990)

Grants and Other Assistance to Organizations,
Governments and Individuals in the United States

Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22.

▶ Attach to Form 990.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2018

Open to Public
Inspection

Department of the
Treasury
Internal Revenue Service

Name of the organization
THE NHP FOUNDATION

Employer identification number

52-1636004

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? ☐ Yes ☒ No
- 2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

(a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
(1) OPERATION PATHWAYS INC 1090 VERMONT AVENUE NW SUITE 400 WASHINGTON, DC 20005	47-2897977	501(C)(3)	139,949				GENERAL SUPPORT

- 2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ▶ 1
- 3 Enter total number of other organizations listed in the line 1 table ▶

Part III **Grants and Other Assistance to Domestic Individuals.** Complete if the organization answered "Yes" on Form 990, Part IV, line 22.

Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

Part IV **Supplemental Information.** Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

Return Reference	Explanation
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Schedule J (Form 990)	Department of the Treasury Internal Revenue Service	Compensation Information		OMB No. 1545-0047
		For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees		2018
		▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23. ▶ Attach to Form 990. ▶ Go to <u>www.irs.gov/Form990</u> for instructions and the latest information.		
Name of the organization THE NHP FOUNDATION		Employer identification number 52-1636004		Open to Public Inspection

Part I Questions Regarding Compensation		Yes	No
1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.			
☐ First-class or charter travel	☐ Housing allowance or residence for personal use		
☐ Travel for companions	☐ Payments for business use of personal residence		
☐ Tax idemnification and gross-up payments	☐ Health or social club dues or initiation fees		
☐ Discretionary spending account	☐ Personal services (e.g., maid, chauffeur, chef)		
b If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain		1b	
2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?		2	
3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.			
☒ Compensation committee	☒ Written employment contract		
☒ Independent compensation consultant	☐ Compensation survey or study		
☐ Form 990 of other organizations	☒ Approval by the board or compensation committee		
4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:			
a Receive a severance payment or change-of-control payment?		4a	No
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?		4b	No
c Participate in, or receive payment from, an equity-based compensation arrangement?		4c	No
If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.			
Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.			
5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:			
a The organization?		5a	No
b Any related organization?		5b	No
If "Yes," on line 5a or 5b, describe in Part III.			
6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:			
a The organization?		6a	No
b Any related organization?		6b	No
If "Yes," on line 6a or 6b, describe in Part III.			
7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III.		7	No
8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.		8	No
9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?		9	

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

[illegible]

Part III **Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Additional Data

Software ID:
Software Version:
EIN: 52-1636004
Name: THE NHP FOUNDATION

Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
RICHARD F BURNS CEO & BOARD MEMBER	(i)	469,118	225,000	0	0	14,783	708,901	0
	(ii)	0	0	0	0	0	0	0
FRANK CERBINI VICE PRESIDENT	(i)	144,376	65,000	10,231	2,033	28,098	249,738	0
	(ii)	0	0	0	0	0	0	0
FRED MITCHELL SENIOR VP	(i)	162,625	90,000	23,465	3,585	0	279,675	0
	(ii)	0	0	0	0	0	0	0
GARY PARKINSON CAO	(i)	157,500	70,000	17,500	3,481	2,396	250,877	0
	(ii)	0	0	0	0	0	0	0
JAMIE A SMARR SENIOR VP	(i)	183,588	85,000	0	235	7,992	276,815	0
	(ii)	0	0	0	0	0	0	0
JOSEPH P WIEDORFER SENIOR VP	(i)	159,153	90,000	24,500	3,698	22,411	299,762	0
	(ii)	0	0	0	0	0	0	0
KAREN L CALDWELL CFO & TREASURER (STARTING 06/18)	(i)	219,832	65,000	24,500	2,000	14,755	326,087	0
	(ii)	0	0	0	0	0	0	0
KENNETH WHITE VICE PRESIDENT	(i)	135,120	50,000	8,700	1,788	8,876	204,484	0
	(ii)	0	0	0	0	0	0	0
MECKY ADNANI SENIOR VP	(i)	219,174	60,000	5,850	1,172	33,353	319,549	0
	(ii)	0	0	0	0	0	0	0
NEAL DROBENARE SENIOR VP	(i)	159,572	90,000	24,500	2,000	9,870	285,942	0
	(ii)	0	0	0	0	0	0	0
PATRICK J FRY SENIOR VP	(i)	162,812	90,000	18,500	3,565	26,022	300,899	0
	(ii)	0	0	0	0	0	0	0
STEPHEN GREEN COO & CIO	(i)	282,907	150,000	18,208	3,562	27,200	481,877	0
	(ii)	0	0	0	0	0	0	0
THOMAS G VACCARO SENIOR VP	(i)	148,313	75,000	6,788	1,315	28,098	259,514	0
	(ii)	0	0	0	0	0	0	0
JOHN HOFFER VICE PRESIDENT	(i)	133,884	70,000	29,346	3,654	0	236,884	0
	(ii)	0	0	0	0	0	0	0
SCOTT BARKAN VICE PRESIDENT	(i)	140,346	65,000	18,500	3,692	2,396	229,934	0
	(ii)	0	0	0	0	0	0	0
CARLOS GONZALES VICE PRESIDENT	(i)	152,791	50,000	1,596	319	21,790	226,496	0
	(ii)	0	0	0	0	0	0	0
MANSUR ABDUL-MALIK VICE PRESIDENT	(i)	106,466	50,000	18,423	1,279	9,848	186,016	0
	(ii)	0	0	0	0	0	0	0
KENDRA STENSVEN EMPLOYEE	(i)	116,307	30,000	12,731	2,442	22,806	184,286	0
	(ii)	0	0	0	0	0	0	0
MEADE RHOADS EMPLOYEE	(i)	140,740	35,000	24,500	3,338	10,206	213,784	0
	(ii)	0	0	0	0	0	0	0
IAN SOBEL EMPLOYEE	(i)	100,666	25,000	18,173	3,552	10,609	158,000	0
	(ii)	0	0	0	0	0	0	0

Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees								
(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
TIM PRYOR EMPLOYEE	(i)	76,851	30,000	20,154	3,715	23,618	154,338	0
	(ii)	0	0	0	0	0	0	0

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury

Name of the organization
THE NHP FOUNDATION

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2018

Open to Public Inspection

Employer identification number

52-1636004

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	THE BOARD DELEGATES THE REVIEW OF THE FORM 990 TO THE AUDIT COMMITTEE OF THE FOUNDATION. THE AUDIT COMMITTEE REVIEWS THE 990 WITH THE CFO. THE FORM 990 IS PREPARED BY NHPF'S INDEPENDENT AUDITORS BASED ON AUDITED FINANCIAL STATEMENTS. A COMPLETE COPY OF THE FORM 990 IS MADE AVAILABLE TO THE FULL BOARD BEFORE FILING.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	THE CFO AND CHAIRMAN OF THE AUDIT COMMITTEE WILL REVIEW THE COMPLIANCE WITH POLICIES AT LEAST ANNUALLY BY DIRECTORS, OFFICERS AND KEY EMPLOYEES.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15	THE COMPENSATION COMMITTEE REVIEWS AND THE FULL BOARD APPROVES PRESIDENT/CEO AND SENIOR MANAGEMENT COMPENSATION AND BONUS ARRANGEMENTS. A WRITTEN RECORD OF COMMITTEE ACTIONS IS MAINTAINED.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	THESE DOCUMENTS ARE AVAILABLE UPON REQUEST.

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2018

Open to Public Inspection

Name of the organization
THE NHP FOUNDATION

Employer identification number
52-1636004

Part I Identification of Disregarded Entities

Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

See Additional Data Table

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations

Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

See Additional Data Table

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No

Part III Identification of Related Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

See Additional Data Table

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

See Additional Data Table

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512(b) (13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity

b Gift, grant, or capital contribution to related organization(s)

c Gift, grant, or capital contribution from related organization(s)

d Loans or loan guarantees to or for related organization(s)

e Loans or loan guarantees by related organization(s)

f Dividends from related organization(s)

g Sale of assets to related organization(s)

h Purchase of assets from related organization(s)

i Exchange of assets with related organization(s)

j Lease of facilities, equipment, or other assets to related organization(s)

k Lease of facilities, equipment, or other assets from related organization(s)

l Performance of services or membership or fundraising solicitations for related organization(s)

m Performance of services or membership or fundraising solicitations by related organization(s)

n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)

o Sharing of paid employees with related organization(s)

p Reimbursement paid to related organization(s) for expenses

q Reimbursement paid by related organization(s) for expenses

r Other transfer of cash or property to related organization(s)

s Other transfer of cash or property from related organization(s)

Yes

No

1a

1b

1c

1d

1e

1f

1g

1h

1i

1j

1k

1l

1m

1n

1o

1p

1q

1r

1s

No

No

No

No

No

No

No

No

Yes

No

No

Yes

No

No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)MARK TWAIN NHPF LLC	D	1,667,852	CASH VALUE
(2)TAKOMA PLACE INVESTOR LLC	D	18,125,000	CASH VALUE
(3)COLUMBIA HEIGHTS VILLAGE	L	780,000	CASH VALUE

Schedule R (Form 990) 2018

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

Part VII

Supplemental Information

Provide additional information for responses to questions on Schedule R (see instructions).

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 52-1636004
Name: THE NHP FOUNDATION

Form 990, Schedule R, Part I - Identification of Disregarded Entities

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
(1) ALEXANDER HOUSE OWNER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 47-4376220	REAL ESTATE	MD	-376,525	5,936,903	ALEXANDER HOUSE MANAGING MEMBER LLC
(1) ANACOSTIA GARDENS INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-1474126	REAL ESTATE	DC	-535,341	8,481,504	ANACOSTIA GARDENS GP LLC
(2) ANACOSTIA GARDENS GP LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 36-4829017	REAL ESTATE	DC	-535,341	-966,049	THE NHP FOUNDATION
(3) NEW COVENT LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-3366268	REAL ESTATE	IL	-543,139	7,411,326	NEW COVENT MANAGING MEMBER LLC
(4) NEW COVENT MANAGING MEMBER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-4197649	REAL ESTATE	IL	-49	-7	THE NHP FOUNDATION
(5) NEW MARK TWAIN LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-1395417	REAL ESTATE	IL	2,189,380	173,427	THE NHP FOUNDATION
(6) NHPFWFH LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 47-3976679	REAL ESTATE	DE	-493,405	-356,462	THE NHP FOUNDATION
(7) PRINCESS ANNE INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-4206828	REAL ESTATE	MD	360,224	-356,838	THE NHP FOUNDATION
(8) PRINCESS ANNE OWNER LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-4282686	REAL ESTATE	MD	-363,646	9,480,941	PRINCESS ANNE GP LLC
(9) PRINCESS ANNE GP LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-4193012	REAL ESTATE	MD	-36	-36	THE NHP FOUNDATION
(10) THE PINES OWNER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-2877392	REAL ESTATE	NC	-493,405	17,991,956	THE NHP FOUNDATION
(11) WORKFORCE HOUSING I LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 47-3940467	REAL ESTATE	DE	-493,405	-323,862	NHPFWFH LLC

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations							
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1893754	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1949584	REAL ESTATE	FL	501(C)(3)	509(A)(2)	INTERSTATE I AFFORDABLE HOUSING INC	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1923470	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 31-1477950	REAL ESTATE	CT	501(C)(3)	509(A)(1)	INTERSTATE I AFFORDABLE HOUSING INC	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 31-1477948	REAL ESTATE	MO	501(C)(3)	509(A)(2)	INTERSTATE I AFFORDABLE HOUSING INC	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1253695	REAL ESTATE	VA	501(C)(3)	509(A)(1)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1982709	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1910653	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1910567	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
122 EAST 42ND STREET NEW YORK, NY 10168 52-2052050	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1967265	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1952670	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 47-2897977	RESIDENT SERVICES	DC	501(C)(3)	509(A)(1)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1977900	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-4170887	REAL ESTATE	NY	501(C)(3)	509(A)(2)	THE NHP FOUNDATION	Yes	
1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-1982708	REAL ESTATE	DC	501(C)(3)	509(A)(3)	THE NHP FOUNDATION	Yes	

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Dispropportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) 250 LP PEPPER TREE MANOR LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-1251185	REAL ESTATE	TX	THE NHP FOUNDATION	RENTAL REAL ESTATE	11	1,240		No		Yes		1.000 %
(1) ALABAMA AVE AFFORDABLE HOUSING LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-0954348	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	-25	1,269		No			No	1.000 %
(2) BAYVIEW PRESERVATION PARTNERS LIMITED PARTNERSHIP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-4524365	REAL ESTATE	CT	THE NHP FOUNDATION	RENTAL REAL ESTATE	-27	3,177		No			No	1.000 %
(3) BENNING HEIGHTS INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-5555061	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	-145	2,980		No			No	1.000 %
(4) BOLTON NORTH LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 38-3905593	REAL ESTATE	MD	THE NHP FOUNDATION	RENTAL REAL ESTATE	-862,574	30,338,879		No			No	100.000 %
(5) CLEME MANOR HOLDINGS LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 37-1744567	REAL ESTATE	TX	THE NHP FOUNDATION	RENTAL REAL ESTATE	-849,910	37,803,051		No			No	100.000 %
(6) COLUMBIA APARTMENTS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-2331258	REAL ESTATE	DE	THE NHP FOUNDATION	RENTAL REAL ESTATE	2,294,678	48,899,519		No		Yes		99.990 %
(7) COLUMBIA HEIGHTS VILLAGE APARTMENTS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 52-2331261	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	2,048,723	37,693,227		No			No	100.000 %
(8) FOXWOOD PRESERVATION PARTNERS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 26-3494067	REAL ESTATE	PA	THE NHP FOUNDATION	RENTAL REAL ESTATE	-106	2,596		No			No	1.000 %
(9) HARVEST HOMES APARTMENTS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-5732921	REAL ESTATE	IL	THE NHP FOUNDATION	RENTAL REAL ESTATE	-500,463	13,636,671		No			No	100.000 %
(10) HOLLYBUSH PRESERVATION PARTNERS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-0704176	REAL ESTATE	NJ	THE NHP FOUNDATION	RENTAL REAL ESTATE	-22	2,639		No			No	1.000 %
(11) MARK TWAIN NHPF LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-0736381	REAL ESTATE	IL	THE NHP FOUNDATION	RENTAL REAL ESTATE	-23,482	50,690,127		No			No	100.000 %
(12) NANNIE HELEN OWNER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-1808929	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	-167,993	4,977,359		No			No	100.000 %
(13) ORANGE PRESERVATION PARTNERS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 26-4813142	REAL ESTATE	NJ	THE NHP FOUNDATION	RENTAL REAL ESTATE	-100	3,529		No			No	1.000 %
(14) PLAZA BORINQUEN 88 OWNER LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-3977862	REAL ESTATE	NY	THE NHP FOUNDATION	RENTAL REAL ESTATE	166,094	5,638,244		No			No	99.990 %

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Disproprrtionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(16) PLAZA BORINQUEN 88 OWNER II LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-3814997	REAL ESTATE	NY	THE NHP FOUNDATION	RENTAL REAL ESTATE	-560,037	22,726,182		No			No	100.000 %
(1) PRESERVATION HOUSING II LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 20-4675868	REAL ESTATE	LA	THE NHP FOUNDATION	RENTAL REAL ESTATE	-26	1,333		No			No	1.000 %
(2) PRESERVATION HOUSING IV LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 20-5739951	REAL ESTATE	LA	THE NHP FOUNDATION	RENTAL REAL ESTATE	-112	3,005		No			No	1.000 %
(3) ST LUKE'S MASTER TENANT LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 27-0948789	REAL ESTATE	MO	THE NHP FOUNDATION	RENTAL REAL ESTATE	-264,227	102,384		No			No	99.990 %
(4) ST LUKE'S PRESERVATION PARTNERS LP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 26-4812756	REAL ESTATE	MO	THE NHP FOUNDATION	RENTAL REAL ESTATE	-89	1,863		No			No	1.000 %
(5) SHIP'S COVE PRESERVATION PARTNERS LIMITED PARTNERSHIP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 90-1027644	REAL ESTATE	MA	THE NHP FOUNDATION	RENTAL REAL ESTATE	-737,549	15,246,158		No			No	100.000 %
(6) TAKOMA PLACE INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-3219118	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	-767,402	19,109,360		No			No	100.000 %
(7) WADE ROAD INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-5179478	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	-331,554	22,414,958		No			No	100.000 %
(8) WOODMONT CROSSING INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-2552881	REAL ESTATE	DC	THE NHP FOUNDATION	RENTAL REAL ESTATE	-111,720	41,259,487		No			No	100.000 %

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
(1) BAYVIEW GP INC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-4524133	REAL ESTATE	CT	THE NHP FOUNDATION	C	-22	-98	79.000 %	Yes	
(1) BENNING HEIGHTS GP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-5529523	REAL ESTATE	DC	THE NHP FOUNDATION	C	-145	315,835	100.000 %	Yes	
(2) CLEME 284 LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-4926184	REAL ESTATE	TX	THE NHP FOUNDATION	C	31,742	-779,012	100.000 %	Yes	
(3) FOXWOOD GP INC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 26-3685416	REAL ESTATE	PA	THE NHP FOUNDATION	C	7,498	67,597	76.000 %	Yes	
(4) HARVEST HOMES GP LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 61-1737565	REAL ESTATE	IL	THE NHP FOUNDATION	C	1	44	1.000 %		No
(5) HOLLYBUSH GP INC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-0711207	REAL ESTATE	NJ	THE NHP FOUNDATION	C	-22	54	100.000 %	Yes	
(6) MARK TWAIN NHPF MANAGER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-0709583	REAL ESTATE	IL	THE NHP FOUNDATION	C	1	149	100.000 %	Yes	
(7) NANNIE HELEN NHPF MANAGER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-1796565	REAL ESTATE	DC	THE NHP FOUNDATION	C	-167,993	-167,793	100.000 %	Yes	
(8) NANNIE HELEN NHPF LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-1883630	REAL ESTATE	DC	THE NHP FOUNDATION	C	-79,797	-79,649	100.000 %	Yes	
(9) NDFD LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-5477714	REAL ESTATE	DE	THE NHP FOUNDATION	C	324,025	-2,222,754	100.000 %	Yes	
(10) NDFD II LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-2833036	REAL ESTATE	DE	THE NHP FOUNDATION	C	-86	48	100.000 %	Yes	
(11) NEW COVENT MANAGING MEMBER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-4197649	REAL ESTATE	DC	THE NHP FOUNDATION	C	-49	-7	100.000 %	Yes	
(12) NHPF - COLUMBIA HEIGHTS MANAGER LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-2541244	REAL ESTATE	DC	THE NHP FOUNDATION	C	1,147,455	33,819,291	100.000 %	Yes	
(13) NHPF - COLUMBIA HEIGHTS INVESTOR LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-2510007	REAL ESTATE	DC	THE NHP FOUNDATION	C	983,691	983,889	100.000 %	Yes	
(14) ORANGE GP INC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 26-4812965	REAL ESTATE	NJ	THE NHP FOUNDATION	C	-76	-700	76.000 %	Yes	

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust									
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
(16) PEPPER TREE MANOR 250 GP LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-1198246	REAL ESTATE	DC	THE NHP FOUNDATION	C	-25,037	-44,770	100.000 %	Yes	
(1) PLAZA BORINQUEN 88 GP CORPORATION 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-4171169	REAL ESTATE	NY	THE NHP FOUNDATION	C	14,787	69,998	100.000 %	Yes	
(2) PRESERVATION HOUSING PARTNERS LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 20-4648219	REAL ESTATE	LA	THE NHP FOUNDATION	C	-26	341,621	100.000 %	Yes	
(3) SHIP'S COVE GP INC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-4089994	REAL ESTATE	MA	THE NHP FOUNDATION	C	-66	174,579		Yes	
(4) ST LUKE'S GP INC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 26-4812718	REAL ESTATE	MO	THE NHP FOUNDATION	C	-99	510,910	100.000 %	Yes	
(5) TAKOMA PLACE GP 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 81-3212097	REAL ESTATE	DC	THE NHP FOUNDATION	C	-624,664	-1,494,899		Yes	
(6) TAKOMA PLACE SM LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 83-1172716	REAL ESTATE	DC	THE NHP FOUNDATION	C	-767,402	19,109,360			No
(7) VOV- NHPF I LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 45-0954022	REAL ESTATE	DC	THE NHP FOUNDATION	C	-12	29,821	49.000 %		No
(8) WADE ROAD GP LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 46-5079448	REAL ESTATE	DC	THE NHP FOUNDATION	C	88,796	97,738	100.000 %	Yes	
(9) WALNUT 209 LLC 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 20-5739871	REAL ESTATE	LA	THE NHP FOUNDATION	C	189,084	226,327	100.000 %	Yes	
(10) WOODMONT CROSSING MANAGER 1090 VERMONT AVENUE NW 4900 WASHINGTON, DC 20005 82-2567301	REAL ESTATE	DC	THE NHP FOUNDATION	C	114,990	115,190			No